

Greenbelt News Review

AN INDEPENDENT NEWSPAPER

Volume 47, Number 31 P.O. Box 68, Greenbelt, Maryland, 20770 Thursday, June 21, 1984

Tidler Tract Developer Surprises Council With New Regional Plan

by Virginia Beauchamp

A surprised council, with members of the Advisory Planning Board sitting in the audience, saw a totally new plan for the Tidler tract unveiled by developer Michael Rose at a special work session on Tuesday, June 6. APB members were surprised too. They were expecting to see a proposal for townhouse units that they had previously looked over with some disfavor. But Rose and his planners had in the meantime gone back to the drawing board—literally.

Although the Tidler tract lies outside the boundaries of Greenbelt, it is adjacent to three properties within the city—the still undeveloped Smith-Ewing tract on the southeast corner of the intersection of Hanover Parkway and Greenbelt Rd., the Glen Ora Gardens townhouse development further east along Greenbelt Rd., and Windsor Green still further to the east. An arm of the Tidler tract, its western boundary, runs southeast along Hanover Parkway. A "finger" stretches north, cutting into the Glen Ora tract north of Ora Glen Drive (placing this 725-foot section of the road inside county jurisdiction, while the rest of the road to east and west are within the city). Another arm of the Tidler tract abuts on Windsor Green. Because the tract is so irregular, it is hard to describe in words. (see map.) Most of its southern boundary, however, is a flood plain along a small tributary that at its lowest place lies within land acquired by the county's Park and Planning Commission for a neighborhood park.

Rose, who was aided by planning specialists, as well as by attorney George Brugger, came prepared with a series of carefully detailed colored drawings to illustrate what he propose. First presented were a series of topographical maps, illustrating differences in elevation, steep-

ness of slope, and types of soil within the property. Access would be created both on Hanover Parkway and along a 200-foot frontage on Mandan Rd. to the east. Based on the set of topographical features thus illustrated, Rose proposed what he called "four development envelopes," each separated from the others and from adjacent properties by buffers of undisturbed woodland.

In order to show the evolution of his thinking about how the property might be developed, Rose made use of other drawings to illustrate earlier proposals he had made. In each proposal, he claimed, he had suggested fewer residential units than were allowed for in the 1970 College Park-Greenbelt Master Plan.

First Proposal

Rose's first proposal had called for 667 townhouse units, as contrasted with a maximum of 823 units of mixed type (town house, free-standing homes, and apartments) that the Master Plan had recommended. (The Master Plan is currently under review.) His second proposal reduced the number of townhouse units to 592. Then a new version showed 46 single-family homes, 398 townhouses, and 12,000 square feet of townhouse office space for professional tenants. When this plan was criticized by APB and residents of Windsor Green

See TIDLER, page 8, col. 1

APB Gets Site Plan

by Mary Lou Williamson

On June 11 Council forwarded the newest site plan revision for the 83.4 acre Tidler tract to the Advisory Planning Board for review and comment. But council did so without any enthusiasm. (See adjacent story for details of proposal presented to council in a June 6 work-session.)

In a mood of discontent, council picked its way around the edges of the agenda item "Zoning Map Amendment Petition A-9495—Portion of the Tidler Property." The original application before the Maryland—National Capital Park and Planning Commission has not been altered. Should council even consider the alternatives offered if the actual application has not been changed? Member of council Thomas X. White expressed "increasing concern about the process—council negotiating with a developer. Many features put the city at a disadvantage," he said. "We're attempting to hit a moving target." He objected to George Brugger, attorney for developer Michael Rose, bringing in "extraneous parcels" of land as a "diversion that clouds the picture."

"Moving chess pieces around," is the way council member Richard R. Pilski described Brugger's handling of the various parcels in which he is involved as attorney—Tidler properties and the Smith-Ewing property. Were these pieces all tied together in a package as Brugger implied? Pilski wasn't sure, but he thought not. "(Brugger) was evasive,"

See SITE PLAN, page 8, col. 4

C-O Zone Asked for Smith-Ewing

by Virginia Beauchamp

A new twist in possibilities for development of the Smith-Ewing property in east Greenbelt has come into the picture with a recent petition for its rezoning from the present R-10 to C-O. This 21.8-acre property occupies the southeast corner of the intersection of Greenbelt Rd. and Hanover Parkway, a wooded tract directly east of the Greenway Shopping Center.

In November 1983, Greenbelt residents and city officials expressed concern over the R-10 zoning of the property, which would permit construction of 1,039 apartment units in high-rise, high-density buildings, 48 units per acre. This concern was found to be justified by a task force of the Transportation Planning Division of the Maryland-

National Capital Park and Planning Commission. The task force warned that the traffic which would be generated by R-10 development could "not be accommodated on the projected highway network even with improvements."

The task force thus recommended downzoning of the property, "possibly to R-T." (R-T zoning would permit construction of only 183 townhouses on the property.) Since the entire College Park-Greenbelt area master plan is currently undergoing revision, questions of this sort could presumably be reviewed in that process.

In a counter-move, the property owners, Frank M. Ewing of Gaithersburg and A. H. Smith Sand and Gravel of Branchville, now argue for a change in the other direction. C-O zoning (Commercial Office) would, they claim, be "compatible" with changes in the immediate neigh-

borhood, such as the Greenway Center, the Holiday Inn, the two Maryland Trade Center highrise office buildings south of Greenway Center, and condominium professional offices being constructed along Hanover Parkway.

"Since the subject property," the petition reads, "is lower in elevation than the residential development taking place to the East . . . , a Commercial-Office use . . . would provide a natural transition from the high intensity retail/commercial development to the West and the residential development to the East." The petition argues that the property's "orientation . . . to the Greenway Center" provides further justification for the appropriateness of this use.

One change in the neighborhood cited in the petition—the construction of Eleanor Roosevelt High School—would appear, however, to work against the ar-

See SMITH-EWING, p. 8, col. 3

Council Learns of Another Restaurant at Beltway Plaza

by Sandra Barnes

The Greenbelt City Council listened with pleasure at its Monday, July 11, meeting to plans for major improvements to the Baltimore-Washington (Gladys Noon Spellman) Parkway and Maryland 193 interchange and with consternation over development plans for Beltway Plaza.

Calling Beltway Plaza "a legacy of shlock," councilmember Tom White reviewed a history of problems related to Beltway Plaza and its developer, Sidney Brown. Current problems have surfaced as news of further development reaches council via the Board of License Commissioners. Chi Chi's Mexican Restaurant is seeking a Class B Wine and Liquor License. Council had not been previously apprised that a new restaurant was to be located on Greenbelt Road, between the Phillips and Exxon service stations. White exclaimed his displeasure over developer Brown continuously keeping the city in the dark over his development plans.

Councilmember Richard Pilski stated that council has to "start looking at what's coming into the city in response to liquor licenses and renewals."

Mayor Gil Weidenfeld stated, "we have no idea of what the impact of another restaurant will

be on the traffic or what the parking provisions will be." Council voted unanimously to voice disapproval on granting the liquor license.

White further noted that minimum standards for parking, environmental controls and aesthetics were needed at Beltway Plaza. White suggested the city seek the help of country Councilmember Richard Castaldi on this issue as "Brown can't be grandfathered forever," he angrily asserted referring to the fact that Brown was not required to adhere to current zoning, development and design standards passed after Beltway Plaza was constructed in 1962.

Weidenfeld noted that Brown apparently was planning to construct eight more theaters and a Popeye's restaurant in the plaza, but that the parking requirements and buffers were all unknown to the city. "Brown needs to present his proposals on de-

See COUNCIL, page 3, col. 2

Alan Amberg Brings Rodgers And Hart Revue to Utopia

by Eileen Peterson

Alan Amberg, who brings "Sing For Your Supper"—a musical revue of 35 Rodgers and Hart show tunes—to the Utopia Theater Saturday night at 8 p.m., believes Greenbelters will especially appreciate the "Art Deco" theme of his A-plus Productions program.

The Greenbelt native points out that Rodgers and Hart wrote over 500 songs for 10 movies, over 30 Broadway shows, and three London shows, and this seventh performance of his show is described as a "fun, summery thing" that should appeal to young and old. His five-member group will be presenting the music that was the top-pop music all over the world for four decades, he explains.

Besides Alan, there is pianist Ken Weiss, a multi-talented junior at the University of Maryland, and Lynn Groesbeck, a trained operatic singer who is a director-designer and in charge of Castle Performing Arts Center, Hyattsville. Victoria Michael, director of the Terabac dinner theater at the University of Maryland and holder of a degree in theater from Towson State, is known in the area for her one-woman performance of "Women in the Holocaust." Joining A-plus Productions as musical director for this performance is

Brian Choper, a member of the Greenbelt Concert Band, the Prince George's Philharmonic, and the Rosebud Ragtime Ensemble. A sophomore at Prince George's Community College, Choper brought a jazz ensemble to the Arts and Crafts Fair in June of 1983. Brian is the son of Jordan and Eva Choper of Northway.

Son of Matthew and Rose Amberg of Hillside, Alan has often found it hard to focus his attention on one talent. He was a staff reporter who also did ad sales and help with layout for the News Review for three years. A National Merit Scholar and a Chancellor's Scholar, he was on the Dean's List at the University of Maryland, where he received a B.A. in Theater with a minor in Dance this May. He was in the Omicron Delta Kappa Honorary and the Hillel National Honor Society. Alan was named the Outstanding Graduating Senior by that organization. At Roosevelt High School, he

See AMBERG, page 3, col. 1

The City of Greenbelt, Maryland
Cordially Invites You to Attend a
Change of Command Ceremony
Upon the Retirement of
William T. Lane
After Twenty Years of Service
As Chief of Police

Administration of the Oath of Office
of Chief of Police to
Francis T. Hutson

Friday, June 29, 1984
at Three o'clock
in the Afternoon

Roy S. Braden Field
99 Centerway
Greenbelt, Maryland

Greenbelt News Review

AN INDEPENDENT NEWSPAPER
 ALFRED M. SKOLNIK, PRESIDENT, 1959-1977
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MAIL SUBSCRIPTIONS: \$20 per year. Advertising and news articles may be mailed
 (Box 68, Greenbelt); deposited in our box at the Greenbelt Co-op grocery store before
 7 p.m. Tuesday or delivered to the editorial office in the basement of 15 Parkway
 (474-4131). The office is open Monday after 8 pm for display advertising; deadline is
 10 pm. News articles and classified ads are accepted after 8 pm on Tuesday; dead-
 line is 10 p.m.

Volume 47, Number 31

Thursday, June 21, 1984

Councilmember

To the Editor:

I wish the (News Review) hadn't come last evening. I haven't slept much all night what with one paper talking about the MX's and the Review bringing us another crisis to worry about. . . . It's been a long night of pondering. . . . What to do? How can I help?

The dictionary should shed some light on this most serious situation wherein a councilman (or husband of same) took offense and found others insensitive in using the term. COUNCILMAN" n; pl.—Men. A member of a council, esp. of the Common Council of a city. "COUNCILWOMAN. . . none of my dictionaries have this word listed. . . .

Did I vote for a Ton(i) of a Ton (y)? Should I have considered how "offensive" a councilman's position would be to not consider the sex of the candidate? I thought the objective today was to put sex aside when considering qualifications rather than to make an issue of it.

I will say this: Thin-skinned folks have no business in politics for if one finds using the correct term to address an individual offensive, don't expect to retire from political office. It ain't going to get any better than this!

And, Mr. Bram., please look for votes rather than apologies. There has never been an election based upon the latter. . . .

Charles D. Kendall, Sr.

One-Mile Race June 30

The D.C. Road Runners 14th Annual Meet of Miles, a series of one mile races in which the runner runs in his or her age group, will be held Saturday, June 30 at 11 a.m. at Roosevelt High School track. Each runner will receive a certificate with his or her time on it. Also, each of the first three runners in each of 11 age groups, boys and girls, men and women will receive a trophy or merchandise awards.

The adults run first, starting at 11 a.m. in age 20-29 and, the children will start about noon with 7 and under, being the youngest age group. Special awards are provided by Sporting Life Sports Store in Beltway Plaza.

The Greenbelt Running Club and D.C. Road Runners will conduct the race. The Greenbelt Recreation Department obtained the use of the track. Runners should register early before the race, with proof of age. Registration starts at 9:30 a.m. Race flyers and entry blanks are available at the Greenbelt Recreation Centres. For further information call Larry Noel, 474-9362.

Co-op Ends First Week Under New Ownership

by Jim Cassels

Greenbelt's Co-op Supermarket has now completed its first full week of operations, which began June 10, under its new ownership, Greenbelt Consumer Co-operative, Inc. (GCC).

Sales for the week totaled \$67,535. Of this, \$40,143 was in groceries, \$8,041 meat, \$5,522 produce, \$8,211 beer and wine.

Sales for the comparable week in 1983 totaled \$ 85,041.

Because of licensing requirements, the new Co-op still does not own either the Beer & Wine Department or the Pharmacy. It is managing the Beer & Wine Department for the old Co-op while its license transfer application is being processed. The public hearing for this will be held June 28 at the County Service Building in Hyattsville. The Greenbelt City Council has agreed to support the license transfer application.

The new Co-op's application for a pharmacy license has been approved by the State of Maryland, but GCC is waiting for approval to buy controlled drugs from the Federal Drug Enforcement Administration. Until that is received, the old Co-op will own and manage the Pharmacy.

Money from the Co-op Bank loan is being held back to complete the purchase of the Beer & Wine Department and the Pharmacy.

A Reopening Celebration is being planned for Saturday June 30 to give everyone an opportunity to meet and talk with Bob Davis, the new manager, and his staff. Details of the program will be in next week's News Review.

The new Co-op Board of Directors still meets every Friday at the Greenbelt Homes Office at 8 p.m. Everyone is invited to attend these meetings.

HOLY CROSS ANNOUNCES SUMMERTIME PROGRAMS

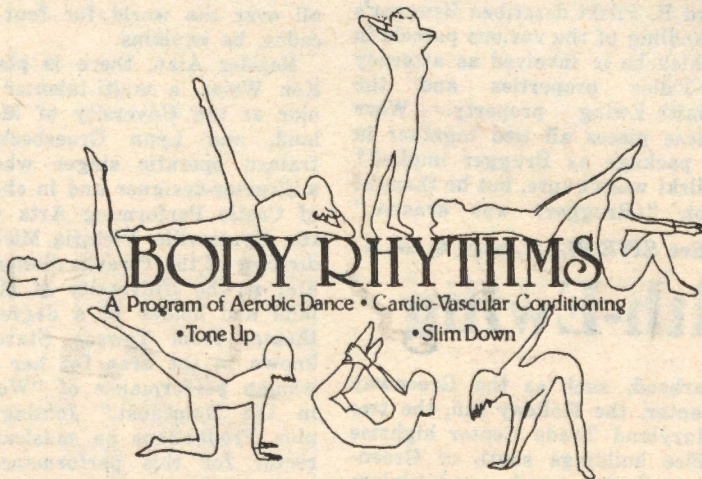
Holy Cross Lutheran Church, 6905 Greenbelt Road, will be offering several summer activities for all ages.

Every Sunday evening, 6-8pm. will be a complimentary dinner followed by a special activity. On June 24 will be a square dance and on July 1 a contemporary Christian music concert. Please call to reserve a place.

Vacation Bible School, including Bible lessons, games, crafts, snacks, music, and worship, will be held June 25-July 6. This program is for ages 4-12.

The church has Open House for youth every Wednesday 7-10 p.m., including a discussion, singing, athletic activity, snacks, and fellowship.

Weeklong camping is held at Raven Rock in the Catocin Mountains for children grades 3-6 and teens. For more information, call 345-5111.



AEROBIC DANCE Exercise

to Popular Music

6-WEEK

SUMMER SESSION BEGINS

WEEK OF JUNE 18TH

Greenbelt: Ridge & Westway

M/W 7:30 - 8:30 P.M.

T/Th 10:00 - 11:00 A.M.

Register at First Class

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Call 953-1540 for further info.

Parents Without Partners To Hold Dance at Legion

The Nomad Chapter 1192 of Parents Without Partners is Holding a Dance, at the Greenbelt American Legion, on June 29 from 9 p.m. to 1 a.m. There will be a cash bar. Music will be by D. J. Donis. The public is invited; there is a fee.

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Saturday 6 p.m.

Sunday 8, 9:30, 11 a.m., 12:30 p.m.

Daily Mass: 7:30 a.m. Monday - Friday, 9 a.m. Monday - Saturday
 Sacrament of Reconciliation: Saturday 4-5 p.m.

Find Strength for Your Life

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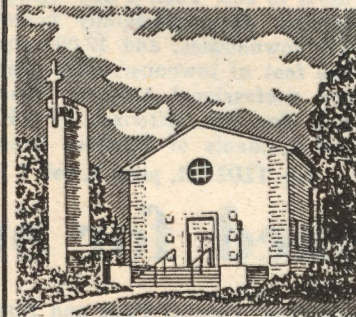
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Crescent & Greenhill Rds.

Bible Study for all ages (Sun.)
 Worship Service
 Midweek Prayer Service (Wed.)

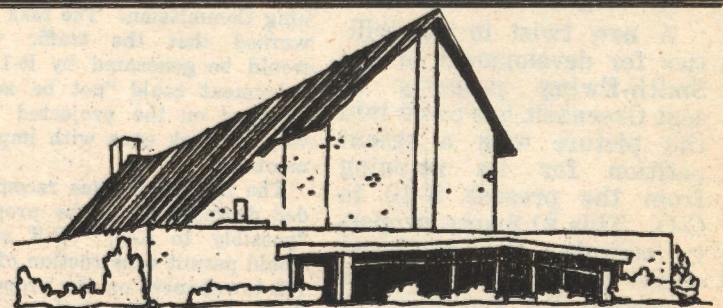
9:45 a.m.
 11 a.m. & 7:00 p.m.
 8:00 p.m.

Greenbelt Community Church



(United Church of Christ)
 Hillside and Crescent Roads
 Phone 474-6171 mornings

10 am Sunday Morning Worship
 and
 Church School for Children
 Infant Care Provided at
 Fellowship Center behind Church
 Richard Leavitt,
 Interim Minister



Holy Cross Lutheran Church

6905 Greenbelt Road

Worship Services Sunday 8:30 and 11:15 AM
 Summer Sunday School 9:50; Pre-school program
 during late service

Youth Meetings Sun. 4:30, Wed. 7 PM

VACATION BIBLE SCHOOL June 25 - July 6, Ages 4-12
 SQUARE DANCE - Sun., June 24, 6 PM

Edward H. Birner, Pastor

Tel. # 345-5111

AMBERG Con't fr. page 1

won the Alfred Skolnik Scholarship in Journalism, but his interests ranged from astronomy to politics, from physics to art, from philosophy to dance.

He finally settled on education. "For me, the political and educational ramifications of what I'm doing in the arts is always a primary consideration," he reflects. After his first year at Maryland, he was hired by the Maryland Park and Planning Commission to produce children's plays for the summer. He suddenly found that live theater "speaks" to people. It is a two-way performance, he feels, and people can respond to the performers instead of being static viewers of, say, a television show or movie.

In 1981, Alan organized the Hillel Kosher Dinner Theater at the University—for one performance of one show. Last year, the group performed seven shows lasting from two to four nights each. Besides taking the group on tour to senior citizens' centers, Alan introduced sign-language interpreting for the plays and even integrated sign-language into one play. It was then he began to realize that there is "room for serious art, room for joyful art, but always, purpose in art." He feels that people are made wiser and more joyful by balancing the often technical, scientific sides of their lives with the performing arts. That is one reason he has applied and been accepted for the graduate program at Gallaudet College in the development of educational film, TV and radio programs.

But first, Alan takes his Rodgers and Hart review to Washington, D.C., in August. He may not begin school in the Fall, because this 21-year-old who has been a Greenbelt activist, a scholar, a writer, promotions manager of the University of Maryland Opera Theatre, and producer of various children's plays throughout the Washington area is still reaching out to find the right place for himself.

Next week, Alan begins teaching acting at the Jewish Community Center of Washington and musical theater at the New Theater of Washington. He has performed in plays, dances, radio and TV programs, and on stages all over the area. He spent three months in England and three months travelling throughout Europe and the Middle East. Alan is a restless group of talents in one body. When he talks, he gestures, moves, laughs and then stares intently to stress a point.

Right now, his greatest pleasure is bringing his company home, to Greenbelt, where he can share his joy and love of the performing arts with his friends and neighbors.

COUNCIL Con't fr. page 1

velopment of Beltway Plaza to the city," Weidenfeld stated in apparent frustration. City Manager James Giese noted however, that Brown has failed to respond to the city's requests on earlier occasions.

Parkway Improvements

On a happier note, Council was very satisfied with progress over proposed improvements to the B-W Parkway. In a letter to the Mayor from Congressman Steny H. Hoyer, Hoyer stated that construction funds for improvements will be available in FY 1986. "Work will begin at the D.C. line and proceed north until that year's funding runs out . . . The Route 193 interchange is scheduled to be completed in the first year's construction funding," Hoyer's letter continued.

Funding for this project will come from the National Park Service, Department of Interior, under whose jurisdiction that portion of the Parkway falls. The project is the result of cooperative effort among the Park Service, Federal Highway Administration and the Maryland State Highway Administration.

The parkway will be resurfaced, with major changes occurring at the I-95 ramp to MD 193 westbound with an added turning lane at Greenway Shopping Center; reconstruction of the northwood parkway on-ramp and off-ramp to extend both acceleration and decelerations and provide a less severe curve on the off-ramp to 193; added deceleration lane from the Parkway southbound to Route 193; shift of the southbound parkway lane towards the median to allow outside lane to be used as an acceleration lane for the on-ramp. Additionally, the north half of the bridge on Greenbelt Road will be rebuilt, with an added weave lane on the outside of the westbound lane. Cost of the reconstructed bridge alone amounts to \$1,500,000 of the total \$2 million dollar price tag.

Giese expressed his approval of the project, but advised that he felt a sidewalk along Greenbelt Road, including across the bridge, was needed. Council asked the Advisory Planning Board to look at the proposal and suggest further improvements or changes if necessary.

Ceremony Marks Change In Police Dept. Command

The City of Greenbelt will hold a Change of Command Ceremony honoring Chief William T. Lane on his retirement from the City, after heading the Greenbelt Police Department for twenty years. During Chief Lane's tenure, the Police Department has grown from a complement of seven officers to thirty officers.

At the ceremony, Deputy Chief of Police Francis T. Hutson will be administered the oath of office as Greenbelt's new Police Chief. Chief Hutson was a District Commander with the Baltimore County Police Department, prior to his appointment to the Greenbelt department this past February.

The ceremony will take place at Roy S. Braden Field, 39 Centerway, at 3:00 p.m. on Friday, June 29. Preceding the ceremony at 2:30 p.m. will be a musical presentation by the Brass Ensemble. Refreshments will be served following the ceremony in the Multi-Purpose Room of the Greenbelt Youth Center.

Gray Panthers Host Pot Luck Dinner

Gray Panthers will meet for a potluck dinner Saturday June 23 at 5:30 p.m. at the Greenbelt Youth Center. Skilled musical and other entertainment will be provided. Bring a covered dish to share. All persons of all ages are invited. Free. 474-6890.

Swim Team News

by Sue Jones

This Saturday, Greenbelt starts its official season with a home meet with Brandywine. The meet will start at 8:30; swimmers and parents should be at the pool for warmup at 7:45 a.m. New swimmers are welcome at the 7 or 8 a.m. practice.

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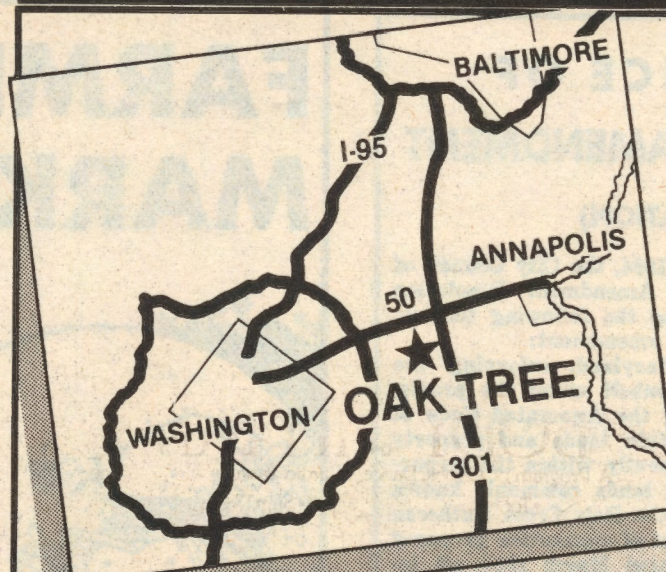
474-7300

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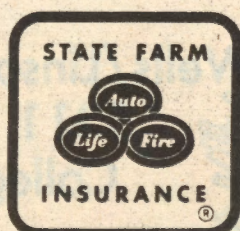
*Like a
good neighbor,
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is there.*

*See me for car, home,
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Don W. Taulelle, clu

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NEXT PICK UP JUNE 27

CITY OF GREENBELT

REFUSE SERVICE



REHAB INFORMATION

THE DEADLINE FOR REQUESTING ANY EXTRA WORK UNDER THE MASONRY STRUCTURAL REPAIR AND PAINTING PROGRAM IS 12 NOON ON FRIDAY, JUNE 29. Members may have such special requests as additional landscaping or water-blasting and painting. Many members with brick homes may want to request painting since in many cases waterblasting does not remove as much paint as originally anticipated.

Requests should be sent in writing to Member Services Coordinator Maureen Osborne at GHI offices on Hamilton Place before 12 noon Friday, June 29. For more information, call the GHI hotline (474-6644).



FINAL Rehab Information Meeting

Masonry Repairs

Until the end of June, weekly information meetings about masonry structural repairs and painting will be held on Mondays from 5-6:30 p.m. in the GHI Board Room. The last meeting is scheduled for —

Monday, June 25

The purpose of this meeting is to keep you informed, listen to and respond to your concerns about painting and structural repairs.

The GHI Hotline (474-6644) also provides information about rehab including schedules and the status of special requests. During business hours, a staff member is available to answer your questions. At other times, you can listen to the pre-recorded information and leave a message if you still need help.

For information about your pre-construction inspection report and the particular work done to your unit, call the rehab offices (474-2300). You can then ask to speak to the Construction Manager, Paul Jackson, of American Property Construction, Inc.



NOTICE OF CHARTER AMENDMENT (ANNEXATION)

At its regular meeting, held on May 14, 1984, the City Council of Greenbelt, Maryland, adopted Charter Amendment Resolution Number 1984-1 (Resolution No. 564), and the following title of the Resolution is a fair summary of the amendment:

Resolution of the City of Greenbelt, Maryland, enlarging the corporate boundaries of the City of Greenbelt under the provisions of Article 23A, Section 19(b)(2) of the Annotated Code of the State of Maryland, by annexing certain lands and property bounded on all sides by real property presently within the corporate limits of the City of Greenbelt, such lands commonly known as the properties of Elinor M. Seger and the Holy Cross Lutheran Church, and as more fully described in plat of annexation prepared by John D. Emler & Associates, P.A., dated March 1984, all located adjacent to the intersection of the Baltimore-Washington Parkway and Capital Beltway (Interstate 95), near Greenbelt Road (Route Md. 193); and further providing for the special treatment of taxable real property by the City in the area annexed from the effective date of annexation until such time as said property is rezoned, or its ownership or its character or its usage changes from that in effect at the time of this annexation, whichever change shall occur first.

On May 14, 1984 a public hearing was held by the City Council of Greenbelt on the above resolution, and the hearing was advertised and held in all due form according to the laws of the State of Maryland. The enclave is being annexed under the provisions of Section 19(b)(2) of Article 23A of the Annotated Code of Maryland, which provides that a resolution of annexation under this paragraph is not subject to the referendum provisions of subsection (f) pertaining to petition for referendum by residents of area to be annexed. Charter Amendment Resolution No. 1984-1 shall become effective 45 days after passage, which shall be the 28th day of June, 1984.

A copy of the above Charter Amendment Resolution No. 1984-1 is posted in the Greenbelt Municipal Building — Edgar L. Smith Wing, and copies may also be obtained from the City Clerk, 25 Crescent Road, Greenbelt, Maryland, Telephone: 474-3870 or 474-8000.

Gudrun M. Mills CMC
City Clerk

Page 4

Ronald G. Rothgeb
Member Million Dollar
Roundtable

Agent for
New York Life Insurance

Life, Health, Group, IRA's
Annuities and Pension Plans

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home 345-4297
business 654-9180

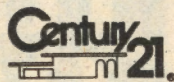


23-F Ridge Rd. 49,950
Fantastic 3 Br Masonry End
Unit, New W/W Carpeting,
Many New Appliances and
Upgrades. Great Location &
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Great Opportunity and Price.
Financing Available.

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6994 Hanover Pkwy 100 48,500
Bachelor Pad. Luxury Condo
in Hunting Ridge Club. Ab-
solutely Perfect Condition.
Convenient to Greenway
Shopping Center, Parkway
and Beltway. MLS 75097
7802 Hanover Pkwy 101

Greenbriar
Best 1 Br Condo in Greenbriar.
First Floor Unit with Balcony
Family Rm. Washer & Dryer,
W/W Carpeting. 46,950
5966 Westchester Park Dr.
#201 54,950

Assume Below Mkt. FHA Loan
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Owner Will Hold 2nd at 12%!!
Nice 2 Br Condo in the Garden
Condos of Westchester Park.
Call Howard.



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College Park, Maryland 20740
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Appliance Service**
SAME DAY SERVICE

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- Dryers • Freezers
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Discounts to Senior Citizens

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ALL WORK GUARANTEED

CEILING FANS

new in carton

5-speed
\$38.00

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CENTER**

located in the
345-4646 Greenway Center



Alan Amberg & A-plus Productions, Inc. present

An evening of classy, brassy fun!!

RODGERS & HART

A Musical Revue of the 30's

"The Look and Sound of Art Deco . . ."

June 23 at 8 p.m. — Utopia Theater

Tickets: \$4; \$3 Seniors/Students

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Ceilings, Gutters and Down-
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Excellent Greenbelt References
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Bingo

7:30 p.m.

every Thursday

at

St. Hugh's

135 Crescent Road

**GHI
BOARD
MEETING****Preliminary Agenda**

Thursday
June 28, 1984
8:00 p.m.

1. Approval of Agenda
2. Approval of Membership Applications
3. Visitors & Members
4. Manager
 - a. Larger Townhomes, engineers' report.
 - b. New mortgage company, bylaws, board member.
 - c. Ronzetti Mortgage Co.
 - d. Privacy screen, exemption
5. Committees
6. President
7. Board Members

FLEA MARKET**ST. GREGORY'S CHURCH**

12420 Old Gunpowder Road
Beltsville
953-9323

Saturday, June 30

10 a.m. to 3:30 p.m.

EXHIBITOR'S SPACE

Fee - \$10.

Ethnic Food - Soft Drinks
Snacks

For Reservations Call:

Marge Konik 681-7184
Roz Strank - 725-0268

*"Their music set the world humming!!"***RODGERS & HART - A Musical Revue**

June 23 at 8 p.m. — Utopia Theater

Tickets: \$4; \$3 Seniors/Students

**"We want our
children to grow up in
a place like this."**

**Montpelier Woods single family homes in Laurel from the \$80's.**

"Montpelier Woods is the kind of neighborhood we wanted our kids to grow up in. Clean. Safe. Quiet. Green lawns and big back yards. And trees. Lots of trees.

"Montpelier Woods is a Pulte neighborhood — that's what really sold us. Big, well-built homes in a great location. And we're just minutes from the BW Parkway and the Beltway.

"I never thought we'd be able to afford such a perfect home. But Pulte showed us how easy it could be. And they helped us with the details every step of the way. Now our friends are thinking about moving here too!

"Living in Montpelier Woods really is a dream come true. We couldn't be happier with our new home. Or the neighborhood."

Directions: Take the BW Pkwy. North to Rt. 197 exit. Cross 197 onto Mallard Rd., right on Pheasant Run, left on Snowden to models. Open daily 12-6. Call 953-3533.
Prices and terms subject to change without notice.
3% Broker Referral Fee.

**Why settle for just a house when you can afford a Pulte.****GREENBELT
CO-OP****SUPERMARKET - PHARMACY**

Prices Effective
June 21-26

**DOUBLE
COUPONS ***

* With \$10:00 min. purchase excluding coupon items.

50c Coupon is maximum doubled

COLD BEER AND WINE**AVAILABLE 7 DAYS A WEEK****BEER****"SPECIALS OF
THE WEEK"**

SCHLITZ \$4.99 **BLACK LABEL \$2.99**
12 Pk. Cans 12 Pk. Cans

SNYDERS PRETZELS - Buy 1 - Get 1

11 1/4 oz. Hard

FREE**Pepsi Cola - 2 Liter 89c****Citrus Hill Orange Juice 64 Oz. \$1.89****Heinz Sweet Cucumber Chips 16 Oz. 89c****DelMonte Catsup - 32 oz. \$1.19****7 Farms Pork n Beans - 15 oz. 39c****Generic Cola & Gingerale 2 Liter 69c****Musselman's Applesauce 50 Oz. \$1.29****White House Apple Juice 64 Oz. \$1.29****Empress Ck. Light Tuna In Water 6 Oz. 69c****Fresh Ground Beef \$1.19 lb.****Combination Pork Loin Chops \$1.59****Country Style Pork Spare Ribs \$1.59****Wilson Franks - lb. All Meat \$1.19****All Beef - \$1.29**

CARNATION 6 Oz. \$2.99
Frozen French Fried Shrimp

NEW CROP Russet Potatoes - 5 lb. \$1.29**Western Anjou Pears 39c lb.****CO-OP SUPERMARKET**

121 Centerway
Greenbelt, Md. 20770
474-0522

Store Hours
9-9 Mon.-Sat.
10-6 Sun.

We Accept U.S.D.A.
Food Stamps

"Country Current" Will Be At Attick Park Sunday

In 1973, Country Current, the first country-bluegrass group in the major service bands, was established as a unit of the Navy Band. The group will be performing at the "Buddy" Attick Park Bandstand on Sunday, June 24, 7 p.m. The concert is open to the public free of charge. Bring a lawn chair or blanket and enjoy.

DEMOCRATIC CLUB ANNUAL PICNIC

The Eleanor and Franklin Roosevelt Democratic Club will hold its annual picnic on Saturday, June 23, from 2 - 5 p.m. at the North End Playground near the intersection of Lastner Lane and Ridge Rd. Club members and guests are asked to contribute a pot luck dish to the fare. The club will provide the beverages. For additional information contact Micki Weidenfeld, 345-2327.

Police Blotter

Based on Information Released by the Greenbelt Police Department

Shortly before midnight on June 17 two men robbed a restaurant in the Greenway Shopping Center while the restaurant was open for business. Both men were armed with handguns. The men were described as white males in their 20's, both about 6' tall. One was about 170 lbs with brown hair. The other was blond.

Officers of the Greenbelt department chased a juvenile who was suspected of shoplifting in stores in Beltway Plaza from the Plaza into Berwyn Heights on June 16. The juvenile was apprehended.

During the night of June 15-16 all four tires were slashed on two cars in Springhill Lake.

On June 16 a 1983 Toyota was stolen from the 7700 block of Hanover Pkwy. The car was found by police officers the next morning in the next block in a damaged condition. A gold 1983 Datsun 280 ZX, Md. tag DMA 681, was reported stolen from the 8000 block of Mandan Rd. at 3 p.m. on June 17. A 1982 Toyota, Md. tag GLJ 172, was reported stolen shortly after midnight on June 18 from the 7800 block of Hanover Pkwy.

Personal property was stolen from a car in the 8000 block of Mandan Rd. on June 17. Attempted theft from an auto in the 7800 block of Hanover Pkwy. also occurred on the same date at about 6:45 p.m.

"Rick" Barber, GRI, CRS Of Nyman Realty, Inc.

- ★ 1984 President, Maryland Certified Residential Specialist (CRS)
- ★ Graduate Realtors Institute (GRI)
- ★ Member, Prince Georges County Board of Realtors
- 1981 Realtor Associate of the Year
- 1979 Community Involvement Award
- 1981 - 7th Pl: Most Settled
- 1982 - 5th Pl: Most Settled
- MLS Listing Awards
- 1983 - 2nd Pl: Most Settled Listings!

WANTED REAL ESTATE TO MARKET IN AND AROUND GREENBELT!

The co-operative effort between realtor & client is the key to achieving settlement. The above awards are the result of such communication!

THANK YOU GREENBELT
441-1010 474-5700

(TTY) 474-2529
Ask for "Rick"



REQUEST FOR NOMINATIONS

New Cooperative Mortgage Company

The Board of Directors of Greenbelt Homes, Inc. is soliciting nominations from interested GHI members for a position on the Board of Directors of Share Loan Services - the new venture we are starting with the National Consumer Cooperative Bank.

Interested members should send in a letter of interest outlining their experience and specifically indicate their experience as it relates to the mortgage finance field. This will be a volunteer position serving at the pleasure of the GHI Board and will require a commitment of some daytime and evening hours. Please send nominations to the Manager's Office, Greenbelt Homes, Inc., Hamilton Place by June 27, 1984.

Greenbelt Pizza-Sub

Large Assortment of 2 liter Sodas your choice 89¢
including Coke and Sprite bottle

2 Liter Soda FREE with the Purchase of Every Large or 2 Medium Pizzas - Coke plus Large Variety of Other Flavors to Choose From

Jumbo Joe-Joe Burger - Quarter-Pound Plus
made with fresh ground beef \$1.45

Rock Creek Cola - cold 39¢/bottle

107 Centerway 474-4998

Maria's Beauty Shop

SPECIALS FOR SUMMER



Frosting \$27.50
Luminizer \$12.50
Redkin Perm \$29.99
Zotos Perm \$28.99

Haircutting Included

Please Call for Appointment

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- ★ Appraiser Is Certified

PLEASE CALL IN ADVANCE FOR AN APPOINTMENT

TIMES AVAILABLE

MON. 10-5 FRI. 10-5
TUES. 10-2 SAT. 10-1
THUR. 10-5

GREENWAY CENTER

441-8812/441-8813



Greenway LIQUORS

7533 GREENBELT RD.,
GREENBELT, MD.

345-0598

Charge it!

SALE SPECIALS!

CHIVAS REGAL 86° - 750 ML \$14.79	CALVERT GIN 80° - 1.75 L \$8.99
TEN HIGH BOURBON 80° - 1.75 L \$9.99	MOLSON BEER & ALE Case of 24 - 12 oz. NR (Warm Only) \$11.99
BUSCH BEER Case of 24 - 12 oz. Cans \$7.89	RON RICO RUM 10 L - 80° (White Only) \$6.19
CELLA BIANCO 1.5 L \$3.99	TAYLOR CHAMPAGNE 3 Types - 750 ML (Warm Only) \$5.99

WE ACCEPT MAJOR CREDIT CARDS!

We reserve the right to limit quantities

Items good thru June 23, 1984

"Rick" Barber, GRI, CRS

of
Nyman Realty, Inc.

Greenbelt Properties Available for Inspection:

- A) FRAMES: (1) 2 br. patio, tons of extras, great condition, priced to sell, CLOSING HELP, \$33,900. (2) 2 br. surrounded by woods! Great condition, neat and clean throughout, just repainted! CLOSING HELP, \$34,200. (3) 2 br. great condition, excellent location, many extras and goodies! CLOSING HELP, \$34,900. (4) 2 br. end remodeled throughout, great neighborhood, good condition, CLOSING help, \$34,900.
- B) BRICK: (1) 2 br. duplex, super location, remodeled kitchen (custom), fenced yard, and many other goodies, CLOSING HELP, \$53,000.

Properties Surrounding Greenbelt:

- A) LARGO: 1 br. condo in excellent location, close to all transportation, many upgraded features! \$36,500.
- B) OGLETHORPE HOUSE (Hyattsville): top floor condo in a gorgeous highrise condominium complex, with security - beautiful view! CLOSING HELP, \$56,900.
- C) PARKWAY VILLAGE (Laurel): 2 trailers, combined together and converted into one, looks magnificent! Big lot, 3 br., fenced yard, patio, 2 sheds, CLOSING HELP, \$18,900.
- D) GLENN DALE: 3 br. split level with many upgrades, 1 year new, beautiful condition, 10 year transferrable warranty, 2 car garage, great location, only \$116,750.
- E) CHARLESTOWNE VILLAGE: (1) beautiful 3 br. end unit with many upgrades and extra's, tennis courts, walk to the lake, great location, CLOSING HELP, \$66,900. (2) 3 br. with many extra's and upgrades - excellent location and condition CLOSING HELP, \$65,900.
- F) BEACON HEIGHTS (Riverdale): 3 br. brick rambler with terrific terms and great assumption, large yard, full improved basement, fenced yard, and many other extras CLOSING HELP, \$72,000.
- G) RIVERDALE HEIGHTS: 3 br. rambler for rent, \$650 per month, new w/w carpeting, newly remodeled kitchen, new hot water heater, new dryer, extra refrigerator, fully improved basement, close to all transportation.
- H) COLLEGE PARK ESTATES: 3 br. brick rambler, 3 baths, family room, rec. room, full improved basement, all upgraded appliances, excellent terms, owner financing available!! CLOSING HELP, \$112,000.
- I) CINNAMON RIDGE (Largo): 2 br. four plex townhouse, many upgraded features, all upgraded appliances, CLOSING HELP, \$63,900.
- J) WESTCHESTER PARK: efficiency for rent, \$450 per month, secretarial service, answering service, maximum security, upgraded appliances, all the extras!

CONSIDERING A CHANGE IN RESIDENCE?

There are three key elements to consider:

- A) Your needs: things you positively have to have.
- B) Your wants: things you'd like to have, but don't necessarily need.
- C) Your qualifications:
- 1) Your initial investment (cash to move in)
 - 2) Your total income (gross yearly income)
 - 3) Your debt service (total indebtedness)

I would like the opportunity to discuss with you how we can combine these three factors to assist you and your family in achieving your housing goals both within Greenbelt and the metropolitan area - of course with no obligation.

441-1010 TTY-474-2529 Now Available 474-5700

Please ask for "Rick"

CLASSIFIED:

\$2.00 minimum for ten words, 10c each additional word. No charge for listing items that are found. Submit ad with payment to the News Review office between 8 and 10 p.m. of the Tuesday preceding publication, or to the News Review drop box in the Greenbelt Coop grocery store before 7 p.m. Tuesday, or mail to P.O. Box 68, Greenbelt, Maryland 20770. BOXED: \$3.75/column inch. Minimum 1½ inches (\$5.63).

Own your own Jean-Sportswear, ladies apparel, combination, accessories, large size store. National brands: Jordache, Chic, Lee, Levi, Vanderbilt, Izod, Gunne Sax, Esprit, Britannia, Calvin Klein, Sergio Valente, Evan Picone, Claiborne, Members Only, Bill Blass, Organically Grown, Healthtex, 60 Others. \$7,900 to \$24,900, inventory, airfare, training, fixtures, grand opening, etc. Mr. Keenan (305) 678-3639.

GREAT HOME BUSINESS: Discount long distance phone service-MLM. Call immediately, 498-2874.

LAKESIDE DRIVE-Brick house, 7 bedrooms, rec. room w/fireplace. Seller financed. 474-9409.

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DANCE MUSIC
PARTIES-WEDDINGS
SPECIAL OCCASIONS
REASONABLE RATES
CHAS MARTEL
(301) 441-2328

PART-TIME MANAGEMENT - Wanted 20 overweight people. Substantial income. Work own hrs. Training provided. Mr. Watkins, 441-9386, betwn 6-10 p.m.

\$30 buys CHILDCRAFT slide for toddlers (new \$70), excellent condition. \$10 buys humidifier. 474-8571.

MASONRY TOWNHOUSE

5-C EASTWAY
Reduced to \$44,900
Will help with Closing Costs
By owner, anxious to sell
Evening, weekends 464-0489

Lawncutting and yardwork in Greenbelt. Reasonable rates. Call Ed, 474-9144.

Reward for finding tan, transparent, expensive, small hearing aid. I dislike it, but I do need it. 474-6468.

SALE: Full bed, dresser, chest, head board with bookcase, and 1978 Toyota Corona. Call 441-2962 eves. and weekends.

PART-TIME women or men. Work from home on new telephone program. Earn \$5-10 per hour. Call 779-1227.

CANCER'S 7 WARNINGS
COME TOO LATE.
SMOQUITERS 982-0541

FOR SALE: 2 Lawnmowers - Electric w/catcher; \$40/offer - gas w/rear catcher; \$60/offer. Call Joe, 441-1033.

CLEANING - House, apartments, offices, vacant properties, yardwork. Low fee, good reference, satisfaction guaranteed. Tony 559-5385.

EXPERIENCED BABYSITTER WANTED - For infant, starting Sept., weekdays 8:30-5 in our Greenbelt apt., non-smoker. Refs. req. 345-8329.

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QUALITY WORK
LARGE & SMALL JOBS
Kitchen & Baths Painting
Tub Kits Carpentry
Additions Gutters
Repairs Consultation
Free Est. Lic., Ins. & Bonded
MHIC 12842 441-8699

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How nutritious is your diet? 3-5 day diet analysis by Registered Dietitian. Call 474-0731 6-10 p.m.

FOR SALE-1975 Plymouth S/W. Loaded, inspected. Good condition, \$2,000 or best offer.

1 ladies, 1 mans, bikes. \$25 each. Call Jack, 474-6368.

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Ages 2-5
Fall Program Sept. to May
Call 441-2631 for information
Summer program includes
Swimming

GOVERNMENT JOBS. \$16,559-50,553/year. Now Hiring. For Directory, call 805-687-6000, ext. R-4997.

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Will do light housework. Have experience and references. Call 345-2346.

VIOLIN FOR SALE. Fuchs full size. \$900. Call Mike 474-6763.

PIANO - Wurlitzer Spinnet, ebony matching bench. Excellent condition, \$800. 474-7092.

WALL TO WALL CARPET ENTERPRISE CARPETS

Lewis Merritt 441-1266
All brands & Styles at REASONABLE Prices. Call for Appointment Anytime. If no answer, please call back. I'm out selling to your neighbors

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Carpets, Wood floors, vinyl Floors, Ceramic Floor & Wall Tiles. Sanding & refinishing
Free Estimates Clark Green

FLEA MARKET - St. Gregory's Byzantine Catholic Church, 12420 Old Gunpowder Rd., Beltsville. Saturday, June 30, 10 a.m. - 3:30 p.m. To reserve space, call 681-7184, 725-0268, or 953-9323. Ethnic food available.

TUTORING in reading and math. Certified teacher elementary and special education K-12. 441-2797. Salesperson wanted, part-time. Experience necessary. Apply in person. Cameo Bridal Salon. 7963 Annapolis Road. 459-5955.

XEROX COPIES 7c each for 8½ x 11, Greenbelt Graphics, Maryland Trade Center, Room 170. Mon - Fri. 9-4:30. 474-2850.

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CARPOOL RIDERS WANTED - Greenbelt to Federal Triangle. Leave 7 a.m. Call Victor 591-6401 (H), 377-4423 (W).

QUALITY CARE SERVICES - Professional housecleaners serving the Greenbelt area. We clean anything. Very reasonable rates, free estimates. 249-2193.

ROOM FOR RENT-Greenbriar, \$250/mo. Private bath. 474-4022.

CONDO FOR RENT: Near NASA, 2 lge BR, A/C, W/D DW, W/W carpet, pool, 552-2903.

BY OWNER: Greenbriar condo. 1-BR and den with washer, dryer. \$52,900. Evenings, weekends (703) 430-3445.

LAWN MOWERS REPAIRED - Fast, expert service. 474-8261.

WORD PROCESSING: Letters, labels, mailing lists, THESE reports, or any word processing requirements you may need. Call RON TOUSIGNANT: 441-1033.

FEDERAL, STATE & Civil Service jobs now available in your area. Call 1-(619)-569-8304 for info. 24 hrs.

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Professional Photography by Frank J. Neumaier
100-150 4x5s in album \$275.
with 10 8x10s \$325.
Low Light Video
wedding & reception on
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all other shooting \$60/hour
Duplicates - \$30.
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DRESSMAKING AND ALTERATION. Very reasonable rates. 474-2038.

COPIES - 10c each at National Video in Greenway Center. 345-0455.

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I BUY USED Push Button Telephones. ("AT&T" and "Bell" only). 261-5398.

LIVE WHEAT GRASS for sale. 261-5398 How to Lessons available.

I BUY BROKEN Zenith color TV portables. Call 261-5398 with model and chassis #s.

FOR SALE: 1 br. apt., sec. fl., priv. entrance; completely redecorated; refin. hdw. floors throughout; ra/refg., lg. yd., good pkg. Excellent buy at \$22,500 & fees - IMMEDIATE FIN. AVAILABLE. FOR INFORMATION CALL GREENBELT HOMES, INC. 474-4161, 474-8682, Mon.-Fri. 8:30 - 5:30 p.m.

CALDWELL'S APPLIANCE SERVICE - All makes repaired. Call after 5 p.m. 593-9323.

Stern's SHOE REPAIR

Beltway Plaza

WHILE-U-WAIT
EXPERT Shoe Repair
HANDBAGS/LUGGAGE

Shoe Care Products
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M-F 10-7

Sat. 10-6

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EARN \$4.87 hr - We need assistance in evaluating and responding to daily work reports submitted by our agents throughout the state. No experience necessary; paid to complete training. Work at home. For information, send self-addressed, stamped envelope 9½ inches long to AWGA, Dept. E. Box 49304, Atlanta, GA 30359.

PIANO TUNING AND REPAIR Expert and Reliable Piano Service to Greenbelt. Benjamin Berkofsky. 474-6894.

Free consultation, custom framed fine art, quality accessories for your home or office. We specialize in helping you. Call design consultants Robbie or Paula: 441-6210.

SELLING - Dinette set, chandelier, chest drawers, living room chairs, end, coffee tables folding bed. 474-8981.

PRIVATE PIANO INSTRUCTION by certified teacher, B.M. Reasonable rates. ph. 498-2874.

WANTED: Sitter for one year old in fall 441-9433.

Saturday at the Utopia

Precious Metal, a diverse Rock & Roll band will be performing Saturday, June 30 at 8 p.m. in the Utopia Theatre.

Yard Sales

MOVING! YARD SALE: Saturday, June 23, 114 Greenhill Road, 10 a.m. - 2 p.m.

YARD SALE: Saturday, June 23, 10-3, raindate Sunday, 12-5, 8-C Ridge Road.

MULTI-FAMILY YARD SALE: Sat. June 23, 8 a.m. - 'Til, 20 Court Hillside.

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Reasonable Rates Free Estimates All Work Guaranteed
Carpentry Custom Kitchens a Specialty Plants & Shrubs
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We repair ATARI games
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LOCATED IN GREENBELT

SERVING THE ENTIRE METRO AREA

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RECEIVE A 5% DISCOUNT WITH MENTION OF THIS AD

THE NEIGHBORHOOD COLOR TV/VCR

REPAIRMAN HAS A NEW PHONE NUMBER!

565-0001

I provide in-home service in this neighborhood 3 days each week as well as some evenings and weekends. I'm bonded, licensed and top rated for over 25 years. You can count on my estimates and prompt fair service. I always call before visiting, carry more than 5 times the normal inventory of parts, and can (almost) always repair your Color TV IN YOUR HOME, ON ONE TRIP. I repair HI FI'S and VCR's also. I buy broken color Zenith portables. Call with model and chassis no's. from back of set.

Thanks for reading my AD. Please save it.

F. JOHNSON OF IN-HOME TV SERVICE

- I KEEP MY PROMISES -



TIDLER Cont. from page 1
and Glen Ora, Rose decided, he said, to try again. This was the plan he was unveiling at the work session.

Councilmembers Tom White and Toni Bram, who missed this topographical analysis and historical briefing because of other commitments and who walked in during the middle of discussion of the new proposal, were understandably perplexed to look at a wholly unfamiliar design. Rose explained that he had removed from the plans several townhouse units that had been criticized as too close to Windsor Green, had curved the street that would provide access to the residences, and had bridged the stream, "which is very expensive". The newest version showed 109 single-family homes in a tract zoned R-55, 324 condominium residential units (zoned R-18, or 18 units per acre), and 20.5 acres zoned commercial.

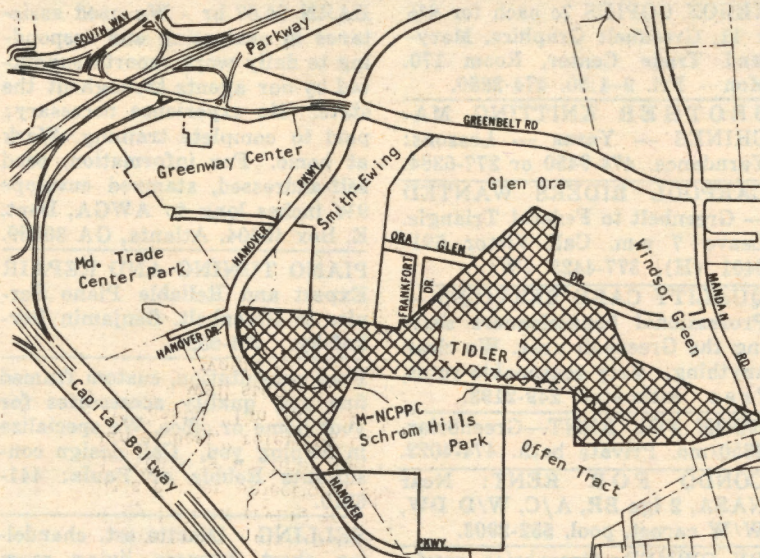
In substituting additional single family residences for the earlier townhouses, Rose said, he was responding to a desire by council and the APB for more free-standing homes. But in order to make the development economically viable, he said, since the number of residences was thus sharply reduced, he had been forced to add the commercial properties along the Hanover Parkway section of the tract. This commercial construction would be in harmony, Rose claimed, with the professional office buildings now rising along the western side of Hanover Parkway. However, the Greenbelt City Council in the past has taken a dim view of commercial development along the eastern side of Hanover Parkway.

Throughout the meeting Rose stressed his "flexibility" and his intention to build a high-quality community and to keep as many trees as possible.

Regional Planning

Brugger, who as attorney also represents the owner of the Smith-Ewing tract, talked about how the proposed development of the Tidler tract would harmonize with the commercial development that had been earlier proposed in a rezoning petition of the Smith-Ewing property. (See separate story.) According to Brugger's verbal sketch, a high-rise office building at the eastern corner of Hanover Parkway and Greenbelt Rd. would harmonize with the intensive commercial development of the Greenway Center and act as a buffer adjacent to the Glen Ora Gardens townhouses. South of the high-rise building might be a proposal hotel complex (later presented to council by Roger Provo of Hotel Investors Trust of Chevy Chase), and south of that the professional townhouse offices of the Tidler tract. All commercial development would thus front on Hanover Parkway.

South of Glen Ora Gardens would be the R-18 townhouse condominium section of the Tidler tract, and to the east would be the section of free-standing homes. These would be placed on higher land above the flood plain and stream bed and directly north and east of the proposed county park. At the northern edge of the park and partially on the Tidler tract. Rose and Brugger suggested creation of a small lake as a practical means of storm water management. East of the park and south of the Tidler tract property, another parcel called the Offen tract is zoned on the Master Plan for single-family development. This tract lies north of Doctor's Hospital, through a corner of whose property Hanover



The Tidler tract and surrounding major properties ... (see accompanying stories.)

Parkway may connect with Good Luck Rd.

Hotel Proposal

Provo's interest in acquiring five acres of the Smith-Ewing property on Hanover Parkway opposite its intersection with Greenway Center Drive was the most unexpected topic of a meeting full of surprises. What Provo described was a new hotel concept—a residential hotel consisting of suites, including fireplace and kitchen, which would be leased on an annual basis by companies. Here they would house out-of-town business consultants. Outwardly such a hotel looks like small condominium units spaced throughout a park-like setting. It would include recreational facilities and a board room adequate to seat 35 people. But no restaurant would be included—only a small facility to serve breakfasts.

Provo described this style of hotel as a low traffic generator. With 144 projected suites, spaces for only 80 cars would be planned. He invited council members and the APB to visit a similar, somewhat smaller facility that his firm is presently building at Tyson's Corners—the only such facility currently available on the east coast, though 25 are in operation throughout the country.

"This is a no-nonsense site acquisition program," Provo said. "We are in the market to put it into contract in the Washington area immediately." He insisted that a five-acre tract was needed since adequate green space and landscaping were necessary to create a "special kind of environment."

As for the Tidler tract proposal—the scheduled topic for the work session—councilmember White commented that "overall I see it as a step backward." Councilmembers Bram and Dick Pilski also reacted negatively.

Rose, who claimed he had already overspent his planning budget by half in trying to meet the city's earlier objections, concluded, "This is a super marginal plan at best," referring to its financial basis. "I'm at a back-against-the-wall stage. The fall-back position would be all townhouses."

New Citizens Party Meets at Library

The Prince Georges Group of the Citizens Party will hold an organizational meeting on Tuesday, June 26 at 7:30 p.m. in the conference room of the Greenbelt Library. Several topics will be discussed including the party's petition drive to become a recognized party in the State of Maryland, the 1984 National elections, plans to run in municipal elections plus plans for the 1986 State and County elections.

SMITH-EWING Cont' fr p. 1
gument. With its playing fields and large parking areas, the school building in fact represents a very low percentage of site acreage use.

Impact on Traffic

In further justification for the change in zoning, the petition presents an optimistic picture of highway development in the vicinity of the property. On the one hand, it argues that previous road construction—such as the widening of Greenbelt Rd. east of the Baltimore-Washington Parkway from two to four lanes and the earlier construction of the Capital Beltway—indicates a significant change in the neighborhood that supports the petitioners' description of "intense development." On the other hand, the petition concedes no significant problem with traffic or highway access to the property.

The petition cites several road improvements that have been projected for the area. One is the extension of Hanover Parkway south to Good Luck Rd., for which one justification, the petition notes, is that it will "spur economic development of the area," including the tract in question. This construction is scheduled in 1984 and would be funded with Tax Increment Financing funds (TIF).

The other major highway improvement in the vicinity of the property will be the widening of Greenbelt Rd. by a travel lane in each direction between the B-W Parkway and Mandan Rd. This construction, also to be financed by TIF funds, is scheduled for 1985.

The section of the petition dealing with traffic concludes this way: "The Greenbelt Road area in the vicinity of the subject property is being studied extensively for major projects at the Federal, State and County levels to alleviate traffic congestion focused at the interchange of the (B-W) Parkway with Greenbelt Rd." Far from being a justification for commercial zoning, this sentence, according to former city councilmember Charles F. Schwan, "argues for reduction of zoning to R-T or R-55."

The petition is expected to come before the Greenbelt city council for review and recommendation sometime in August or September. (The city's Advisory Planning Board will study it at a scheduled July meeting.) Because the tract lies within the city limits, a super-majority (six of nine council members) of the District Council (the county council sitting on zoning matters) would be needed to override the city's recommendation.

The public is invited to this free meeting. For more information contact Bob Auerbach at 474-1998.

SITE PLAN Cont fr. page 1

Pilski reported, "when I tried to pin him down."

"We need to be realistic," countered councilmember Antoinette Bram. "I want to see a comprehensive plan. I don't want to work on one piece at a time." Bram found nothing wrong with council's negotiating for the best development it could get. "I don't want the Tidler tract developed, either," she said, but recognized that alternative is not in the cards.

"We told him what he's doing is unacceptable," Mayor Gil Weidenfeld added his disappointment. "Instead of seeing improvement... Well, I'm not impressed."

The current storm water management plan fared no better. "In this latest plan, the developer is utilizing public park land for storm water detention," commented White, calling the use inappropriate. Giese explained that the Washington Suburban Sanitary Commission (WSSC) had stepped in last year to draw up an area-wide plan to which all the surrounding developers would contribute. WSSC, he related, felt the water would enhance the development of the park. White was unconvinced. "Park and Planning purchased 37 acres for a park. WSSC has responsibility for storm water detention. There should be some compensating factor here—either dollars or more land," insisted White. "Park and Planning did have some reservations," Giese acknowledged.

White also raised questions about the alignment of the extension of Hanover Parkway to Good Luck Road as shown in the Tidler tract site plans.

The closest council came to looking at Michael Rose's latest plans for the Tidler tract was its direction to APB to review its previous comments on commercial development east of Hanover Parkway.

The Way I See It

by Charles F. Schwan

The petition for rezoning the Smith-Ewing parcel adjacent to the Greenway Shopping Center contains a number of arguments to justify the change from R-10 to C-O—or does it?

The petition points out that "The neighborhood has been intensely developed... and there have been a multitude of rezonings...." It adds that highway improvement are "... significant indicators of intense development which has been experienced...."

Looking to the future, the petitioners argue that the programmed Hanover Parkway project will improve access to their tract and its neighbors, "which will in turn spur economic development of the area...." The justification for Greenbelt Road improvement is that "past, present and future development in this area requires that there be additional traffic capacity...." Moreover, the petitioners point out that: "The Greenbelt Road area in this vicinity... is being studied extensively for major projects at the Federal, State and County levels to relieve traffic congestion...."

To me these are arguments to justify, not upzoning to C-O, but a drastic downzoning. The projected major highway improvements are needed just to make tolerable the traffic flow already generated by development that has taken place. Even with projected road improvements, the level of service is expected to be poor.

The petitioners, however, propose that "The adequacy of public facilities is a proper issue to be addressed at the time of subdivision review." I disagree. By that stage of the process, after rezoning had already been considered and perhaps approved, review of the public facilities issue would be too late. Now is the time to pause and consider.

Rodgers before Hammerstein ...

RODGERS & HART – A Musical Revue

June 23 at 8 p.m. — Utopia Theater

Tickets: \$4; \$3 Seniors/Students

Our Community

The Prince Georges Chapter of the American Red Cross will bring a Bloodmobile to the OAO building behind Greenway Center on Saturday, June 22, from 9 a.m. to 3 p.m. For more information or to make an appointment, call 559-8500.

—the Merchants of Greenway Center